



VEGETATION REQUIREMENTS FOR HOME BUILDING SITES



The **City of Bryan's Code of Ordinances, Chapter 46** and the **Texas Commission on Environment Quality (TCEQ) Construction General Permit TXR150000** require final stabilization on home building sites.

City of Bryan Code of Ordinances

Sec. 46-126. - Pollution control measures.

(c) Final stabilization (post construction). These measures, specific to the type of site, provide final stabilization of the construction sites:

- (1) All soil disturbing activities at the site have been completed and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, silt fence, grass, mesh, or geotextiles) have been employed.

TCEQ Construction General Permit TXR150000 Definitions

Final Stabilization - A construction site status where any of the following conditions are met:

- (a) All soil disturbing activities at the site have been completed and a uniform (that is, evenly distributed, without large bare areas) perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, silt fence, grass, mesh, or geotextiles) have been employed.
- (b) For individual lots in a residential construction site by either:
 - (1) the homebuilder completing final stabilization as specified in condition (a) above;
or
 - (2) the homebuilder establishing temporary stabilization for an individual lot prior to the time of transfer of the ownership of the home to the buyer and after informing the homeowner of the need for, and benefits of, final stabilization. If temporary stabilization is not feasible, then the homebuilder may fulfill this requirement by retaining perimeter controls or Best Management Practices (BMP), and informing the homeowner of the need for removal of temporary controls and the establishment of final stabilization. Fulfillment of this requirement must be documented in the homebuilder's stormwater pollution prevention plan (SWP3).

The attached builder to homeowner transfer notice is a **temporary** option for the homeowner to take possession of the house until vegetation or other form of stabilization is installed. The homeowner transfer paper must be signed by the homeowner and the builder. It must specify the stormwater controls to be placed on the site to stop erosion. The site must be stabilized within 2 months of the date on the transfer. If the site is not stabilized within 2 months, the homeowner will be in violation of the City of Bryan and TCEQ requirements and may be subject to fines.



BUILDER TO HOMEOWNER TRANSFER NOTICE



Construction Closing Date _____

Operator (Builder's) Name _____

Site Address _____

TPDES Permit Number: TXR15_____-_____-_____

Dear New Homeowner:

During the construction of your home, the builder had coverage under the Texas Pollutant Discharge Elimination System (TPDES) Construction General Permit No. TXR150000. This permit authorizes the discharge of stormwater from construction sites. Stormwater runoff from construction activities can have a significant impact on water quality. As stormwater flows over a construction site, it collects pollutants like sediment, debris, and chemicals, which it carries into creeks, streams, rivers, lakes, etc.

This site has NOT reached final stabilization. Final stabilization of a construction site helps prevent erosion and prevent pollution from entering the water that many Texans use for drinking water and recreation, and is required by City of Bryan and TCEQ standards.

Final stabilization occurs when:

- all soil disturbing activities at the site have been completed and
- a uniform (e.g, evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, silt fence, grass, mesh or geotextiles) have been employed.

In order to protect water quality, you must achieve final stabilization of this property by removing any temporary controls listed below, and stabilizing your property by adding landscape, xeriscape or other best management practices to eliminate erosion from the property.

This site has been temporarily stabilized by the use of the following best management practices (please describe):

I certify that I have received this notice and understand the requirements benefits of final stabilization.

Signature of Homeowner Date

Signature of Operator (Builder) Representative Date

The Texas Commission on Environmental Quality (TCEQ) has a publication called "A Green Guide to Yard Care (GI-028)." You may view this publication online at www.tceq.texas.gov, or you can order a printed copy free by calling (512) 239-0028. **Please email completed form to Lisa Miller, City of Bryan Development Services at lmiller@bryantx.gov**